



PLANNING COMMISSION MEETING AGENDA TUESDAY, SEPTEMBER 17, 2019

Brian Andersen, *Chairman*
Carl Bloomfield, *Vice Chairman*

David Cavenee
Greg Froehlich
Brian Johns

Les Smith
Philip Alibrandi, *Alternate*
James Torgeson, *Alternate*

**Southeast Regional Library
Shakespeare Assembly Room
775 N. Greenfield Road
Gilbert, Arizona**

Special Meeting: 6:00 p.m.

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
6:00 P.M.	CALL TO ORDER SPECIAL MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	1. APPROVAL OF AGENDA
	COMMUNICATIONS
	2. Communications from Citizens At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.
	PUBLIC HEARING (NON-CONSENT) All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.
	3. GP18-09 NEC WARNER AND RECKER ROADS: Request for Major General Plan amendment to change the land use classification of approx. 124.8 acres of real property generally located at the northeast corner of Recker and Warner Roads from 28.4 acres of Business Park (BP), 87.5 acres of Light Industrial (LI) and 8.9 acres of Community Commercial (CC) to 18.2 acres of Residential > 8-14 DU/Acre (R>8-14du/ac), 10.4 acres of Residential > 5-8 DU/Acre (R>5-8du/ac), 65.6 acres of Residential > 3.5-5 DU/Acre (R>3.5-5du/ac), and 30.6 acres of Light Industrial (LI) land use classifications.

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	<p>Z18-19 NEC WARNER AND RECKER ROADS: Request to amend Ordinance Nos. 2261, 2378, and 2448 pertaining to the Rockefeller Group North Gateway Planned Area Development overlay zoning district (PAD) generally located at the northeast corner of Recker and Warner Roads by removing from the PAD approx. 124.8 acres of real property consisting of 87.5 acres of Light Industrial (LI), 28.4 acres of Business Park (BP), and 8.9 acres of Community Commercial (CC) zoning districts; creating the NEC Warner and Recker Roads PAD, approving a new development plan for the NEC Warner and Recker Roads PAD; and changing the zoning classification of said real property from 87.5 acres of LI, 28.4 acres of BP, and 8.9 acres of CC, all with a PAD to 30.6 acres of Light Industrial (LI), 18.2 acres of Single Family - Attached (SF-A), 30.0 acres of Single Family – Detached (SF-D), 19.5 acres of Single Family – 6 (SF-6) and 26.5 acres of Single Family – 7 (SF-7) zoning district, all with the new NEC Warner and Recker Roads PAD, as shown on the map available for viewing in the Planning Services Division; and to modify the development regulations as follows: reducing the minimum lot area in the SF-A zoning district, establishing minimum lot dimensions in the SF-A and SF-D zoning districts, increasing minimum lot depths in the SF-6 and SF-7 zoning districts, reducing minimum lot width in the SF-7 zoning district, reducing maximum heights in the SF-A, SF-D, SF-6 and SF-7 zoning districts, reducing front and rear setbacks in the SF-A and SF-D zoning districts, Increasing side setbacks in the SF-D zoning district, Reducing front setback in the SF-6 and SF-7 zoning districts, increasing lot coverage in the SF-A zoning district, reducing the rear setback in LI where adjacent to SF-A, allowing 2-story homes to back to land designated as R>14-25 du/ac and LI, and a reduction in the arterial intersection landscape setback along Recker Road. Amy Temes (480) 503-6729.</p>
	<p>ADMINISTRATIVE ITEMS</p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>
4.	Thank you to outgoing Planning Commissioners Greg Froelich and Brian Johns and Alternate James Torgeson.
	ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, October 2, 2019, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.